

To Let

Open plan office with generous car parking

Whitelaw House
Alderstone
Livingston
EH54 7DF

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For further information or an appointment please contact:

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Location

Livingston, a former new town is one of Scotland's principle high technology centres and is the main commercial centre in West Lothian, located 17 miles west of Edinburgh and 34 miles east of Glasgow. Livingston is connected via the M8 motorway and is well served by mainline railway stations.

Whitelaw House is located to the West of Livingston, with access taken via Macmillan Road within landscaped grounds. Nearby occupiers include: Dundas Estates, NHS, Schindler Ltd, Konica Minolta, Xercise4Less and Escape Recruitment.

Description

The subject is a stand alone two story office development, constructed in 2000 of blockwork under a pitched tiled roof. Internally the property opens into a double height glazed atrium with open plan office accommodation on both ground and first floor. Male, female and accessible WC's are on both floors with stairs and a lift linking both floors. There are 75 car parking spaces.

The office accommodation is to be refurbished by the Landlord. Further information is available upon request.

Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Floor Area	SQ M	SQ FT
Ground Floor	477.52	5,140
First Floor	477.52	5,140
Total	955.04	10,280

VAT

VAT is applicable.

Rating Assessment

The subject property has a rateable value of £90,000. The current rates poundage (2019/2020) is 51.6p

Further information upon request from the sole agent.

Rent

Available upon application.

The subjects are available on full

repairing and insuring terms. Any medium to long term occupation will involve a rent review.

Legal Costs

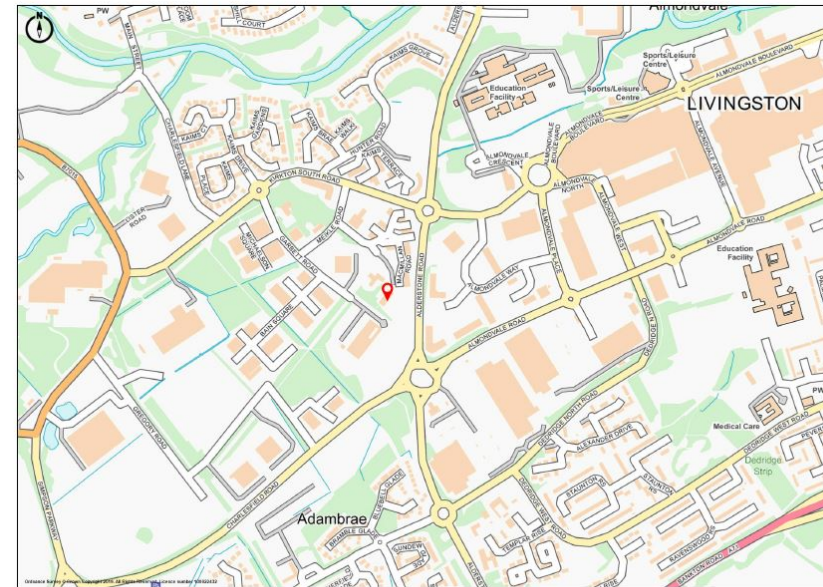
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The subjects have a rating of C. Further information available upon request.

Viewing

All contact and viewings must be made through the sole agent.



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Avison Young

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